

AGN. NO. _____

MOTION BY SUPERVISOR YVONNE B. BURKE

AUGUST 9, 2005

The County owns a parcel of land comprising 9,785 square feet and improved with a single story concrete block structure located at 404 East Carson Street, Carson. The subject building contains 2,568 gross rentable square feet along with a total of 15 on-site parking spaces. At the present time there are no County Departments occupying the property which is considered surplus to any present or foreseeable County needs.

The Samoan Federation of America, Inc. (SFOA), a non-profit corporation, which has occupied the facility since 1992, has requested the County transfer the property to SFOA. This will allow SFOA to make needed repairs to the building while continuing to provide services to the local community in the areas of citizenship workshops, food distribution to low-income families, income tax assistance, health maintenance workshops, peer counseling, student tutoring, youth intervention and Samoan cultural programs.

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MOTION

BURKE	_____
YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____
MOLINA	_____

**THEREFORE AS AUTHORIZED BY GOVERNMENT CODE SECTION 26227, I
MOVE THAT THE BOARD:**

1. Make a finding that the property located at 404 East Carson Street, Carson is surplus to any present or foreseeable County needs.
2. Make a finding that the proposed direct sale of this surplus property is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15312 and pursuant to Class 12 of the County's Environmental Document Reporting Procedures and Guidelines.
3. Make a finding that the services provided by SFOA to the local community serve public purposes which benefit the County.
4. Approve the sale of the subject property to SFOA for the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000) subject to the following conditions and deed restrictions:
 - a. That at all times and under all conditions said property and services shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefit given to residents of the incorporated area not equally accorded residents of the unincorporated territory.
 - b. The quitclaim deed shall contain a default remedy that if the property is

-M O R E-

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AUGUST 9, 2005
Page 3

not used for non-profit community services, that all right, title and interest in and to said property shall revert back to the County after the County gives a 30-day written notice of reversion.

- c. The deed shall also contain a County option to waive its right of reverter in exchange for 50 percent of the gross sale price in excess of \$150,000 should SFOA or subsequent owners decide to sell the property at some future time.
5. Authorize the Chief Administrative Office (CAO) to negotiate terms and conditions of the sale, including financing the sale as evidenced by a note in an amount not to exceed \$150,000 secured by a purchase money deed of trust.
6. Instruct the CAO to execute a sale and purchase agreement and other related documents after review and approval by County Counsel.
7. Instruct the Chair to execute the quitclaim deed when prepared by CAO, after review and approval by County Counsel.

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